

NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

RESOLUTION #03-1

Special Area Standards for Streets and Sidewalks in the Township of Old Bridge, Middlesex County

WHEREAS, proposed special area standards have been submitted to the Site Improvement Advisory Board for review, pursuant to N.J.A.C. 5:21-3.5, by the Township of Old Bridge, Middlesex County; and

WHEREAS, the Site Improvement Advisory Board held an informal hearing, pursuant to N.J.A.C. 5:21-3.5(c), on December 19, 2002 to review the proposed special area standards, which consist of standards for the design of streets and sidewalks for the Town Centre District within the Township of Old Bridge; and

WHEREAS, in reviewing the proposed special area standards, the Site Improvement Advisory Board has given consideration to those matters, to the extent applicable as provided for by N.J.A.C. 5:21-3.5(d), has required the production of such documents and submissions as provided for by N.J.A.C. 5:21-3.5(e), has examined the documents and submissions, and has taken such action as it has deemed necessary for its review of such documents and submissions; and

WHEREAS, pursuant to N.J.A.C. 5:21-3.5(i) the Site Improvement Advisory Board may approve or deny, in whole or in part, special area standards submitted for consideration by a municipality or municipalities; and

WHEREAS, the proposed special area standards are within the jurisdiction of the Site Improvement Advisory Board, pursuant to N.J.S.A. 40:55D-40.4; and

^cCartway widths of divided streets should conform to standards of street classification, as dictated by anticipated average daily traffic, and be applied as aggregate dimensions of two street segments. Divided streets shall be provided with cut-throughs at a maximum of 1,200-foot intervals.

^dRight-of-way width applies only to streets proposed for dedication, as shown on approved plans.

2. N.J.A.C. 5:21-4.5(f) (Sidewalks and Graded Areas) is modified as follows:

“Sidewalk width shall be four feet except for those sidewalks along primary access streets, as designated on the municipal town centre sidewalk plan map attached, which shall be six feet wide.”

3. N.J.A.C. 5:21-4.14(b) (Parking: Number of Spaces) is modified as follows:

“For residential developments, parking shall be provided as set forth in Table 4.4 below.”

TABLE 4.4 PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES^a	
Housing Unit Type/Size^b	Parking Requirement
Single-Family Detached	2.0
Garden Apartment	1.75
Townhouse	2.0
NOTES: ^a When determination of the required number of parking spaces results in a fractional space for the entire development, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space. ^b Requirements for attached units (apartment/condominium/townhouse) include provisions for guest parking.	

4. N.J.A.C. 5:21-4.19(b)3 (Street Grade, Intersections, Pavement, and Lighting Construction Standards) is modified as follows:

“Intersections shall be rounded at the curbline, as shown in Table 4.6.”

TABLE 4.6 STREET GRADE AND INTERSECTION DESIGN CRITERIA	
	Street Hierarchy
	Neighborhood, Residential Access
Minimum grade	0.5%
Maximum grade	12%
Maximum grade within 50 ft. of intersection*	5%
Minimum center-line radius	100 ft.
Minimum tangent length between reverse curves	50 ft.
Curb radii	15 ft.
*As measured from the nearest right-of-way line.	

BE IT FURTHER RESOLVED that the governing body of Old Bridge shall file with the Site Improvement Advisory Board a copy of the ordinance adopting the special area standards with respect to streets and parking within 30 days of its final adoption.

APPROVED BY: The Site Improvement Advisory Board
DATE: May 22, 2003

Robert C. Kirkpatrick, Jr.
Chair

I HEREBY CERTIFY the foregoing to be a true copy of the
resolution adopted by the New Jersey Site Improvement Advisory
on May 22, 2003.

Mary Ellen Handelman
Secretary to the Board